136.0	0005	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,089,500	/	1,089,500
USE VALUE:	1,089,500	/	1,089,500
ASSESSED:	1,089,500	/	1,089,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ABBOTT WALTER R
Owner 2:	
Owner 3:	
Street 1:	16 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STOWE JOHN F/SUSAN H -
Owner 2:	-
Street 1:	16 KENSINGTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 3794 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 2 HalfBaths, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8517.000	476,500	5,100	607,900	1,089,500
Total Card	0.196	476,500	5,100	607,900	1,089,500
Total Parcel	0.196	476,500	5,100	607,900	1,089,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.20 /Parcel: 287.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

87685

GIS Ref

GIS Ref

Insp Date

09/10/20

!10589!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0005-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	476,500	5100	8,517.	607,900	1,089,500		Year end	12/23/2021
2021	101	FV	462,200	5100	8,517.	607,900	1,075,200		Year End Roll	12/10/2020
2020	101	FV	248,400	5100	8,517.	607,900	861,400	861,400	Year End Roll	12/18/2019
2019	101	FV	255,200	5100	8,517.	641,600	901,900	901,900	Year End Roll	1/3/2019
2018	101	FV	255,200	5100	8,517.	472,800	733,100	733,100	Year End Roll	12/20/2017
2017	101	FV	255,200	5100	8,517.	452,500	712,800	712,800	Year End Roll	1/3/2017
2016	101	FV	255,200	5100	8,517.	418,700	679,000	679,000	Year End	1/4/2016
2015	101	FV	249,800	5100	8,517.	351,200	606,100	606,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:59:32

LAST REV

Date	Time
10/27/21	12:06:05
jorourke	

USER DEFINED

Prior Id # 1:	87685
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10589

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STOWE JOHN F/SU	70904-73		4/23/2018		805,000	No	No		
WALLIE JAMES H	36364-241		9/10/2002		530,000	No	No		
WALLIE JAMES H	34344-135		12/18/2001	Family	10	No	No		
	12917-6		12/31/1975		49,060	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2021	852	Det. Gar	42,000	O				
11/21/2019	1904	New Buil	600,000	O				
10/22/2019	1696	Foundati	12,000	C				
9/17/2019	1444	Demoliti	25,000					
5/23/2002	374	Wood Dec	200	C				REPLACE RAILING ON
8/24/1999	565	Manual	10,000					REPAIR FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2021	USPS	JO	Jenny O
9/10/2020	Measured	DGM	D Mann
7/10/2020	Permit Visit	DGM	D Mann
2/5/2009	Measured	372	PATRIOT
11/8/2000	Hearing N/C	189	PATRIOT
12/7/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8517		Sq. Ft.	Site		0	90.	0.79	10									607,858						607,900	

Total AC/HA:	0.19552	Total SF/SM:	8517	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	607,858	Spl Credit		Total:	607,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	blue		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	50.	%
Override:			%
	Total:	50.5	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.92678922
Const Adj.:	0.99989998
Adj $ / SQ:	120.471
Other Features:	138830
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	962546
Depreciation:	486086
Depreciated Total:	476460

COMMENTS

access thru 16 Kensington Rd.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

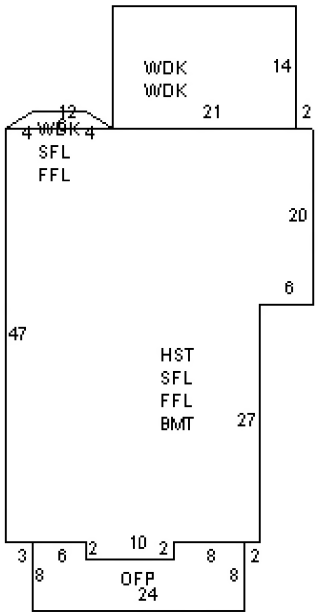
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.89
Special Features:	0	Val/Su Net:	78.44
Final Total:	476500	Val/Su SzAd	125.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,521	120.470	183,236
SFL	Second Floor	1,521	120.470	183,236
BMT	Basement	1,503	36.140	54,320
HST	Half Story	752	120.470	90,534
WDK	Deck	606	7.650	4,636
OFP	Open Porch	172	26.090	4,488

Net Sketched Area:	6,075	Total:	520,450
Size Ad	3793.5	Gross Area	6826	FinArea	3794
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0005-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X21	A	AV	1960	21.27	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc